



**REPAIR  
PRICER**

**Richmond VA 23294**

Sent: Fri, 09 Feb 2024 12:26

PREPARED BY:

Pricing Team

**QUESTIONS?**  
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## Summary

|                         |         |             |
|-------------------------|---------|-------------|
| HVAC Contractor         | \$30935 | <div></div> |
| Roofing Contractor      | \$9540  | <div></div> |
| Mason                   | \$1757  | <div></div> |
| Window/Glass Contractor | \$538   |             |
| Concrete Contractor     | \$478   |             |
| Gutter Contractor       | \$425   |             |



## WHOLE PROPERTY REPORT:

**\$43,433**

*The Whole Home Estimate Explained: You will notice that if you add up every item on your report, the total will never match the Whole Home Estimate total. Why? By using custom calculations we work out not only the individual cost to fix each item, but also the projected cost if ONE contractor per trade were to visit the property and fix all the items at one time. Don't worry, your report is not incorrect and the prices are not meant to match the totals.*

| #   | Item  | Pg | Action   | Projected       |
|---|---|----|--|-----------------|
| <b>MASON.</b>                               |   |    |  |                 |
| 1   | Foundation walls mortar joints 18: most of the exterior window openings have missing mortar at the top corners, exposing the metal lentils. Have all open mortar joints at the window openings corrected by a licensed contractor.  | 10 | Have all open mortar joints at the window openings corrected by a licensed contractor. | \$887           |
| 2   | 19: there is some minor damage to the masonry located at the side loading dock area. Also, there is a metal angle on the exterior top corner of the loading dock that is rusted and deteriorated.   | 10 | Repair noted areas and seal as needed.   | \$870           |
| <b>Sub-Total (Mason).</b>                   |   |    |  | <b>\$1,757</b>  |
| <b>HVAC CONTRACTOR.</b>                     |   |    |  |                 |
| 3   | 75: the gas pack rooftop unit that services the front right office area has a manufacture date of 2006. This unit is in typical satisfactory condition. There are some damaged exterior cooling fins on the unit that should be corrected by a licensed hvac contractor.  | 20 | Budget to replace two RTU units with newer models.                                     | \$22,590        |
| 4   | 76: There is a second rooftop gas pack unit that services the left side of the office areas. This unit has a manufactured date of 2003. This unit is in typical satisfactory condition. This rooftop unit also has some damaged exterior cooling fins.  | 21 | Price Included In Item 3. (Budget to replace two RTU units with newer models. ).       |                 |
| 5   | Cooling and air handler equipment 83: there is a air-conditioning unit located at the back portion of the rooftop. This unit has a manufactured date of 2007 and it is a 5 ton central air system. This unit appears to be in typical condition for being a rooftop unit. The line set insulation is deteriorated and missing.  | 24 | Budget to replace with newer models.   | \$8,345         |
| <b>Sub-Total (HVAC Contractor).</b>         |   |    |  | <b>\$30,935</b> |
| <b>ROOFING CONTRACTOR.</b>                  |   |    |  |                 |
| 6   | 8: this is a flat roof system. Drain water should drain off of this roof within a 24 hour period of time. It appears as though there are random areas on this flat roof system that are retaining water and not draining properly. Also the coating is weathered and cracking, representing that this roof system needs to have a new coating applied to the surface. | 6  | Recoat roof to prevent moisture intrusion and extend life of materials .               | \$9,540         |
| <b>Sub-Total (Roofing Contractor).</b>      |   |    |  | <b>\$9,540</b>  |
| <b>WINDOW/GLASS CONTRACTOR.</b>             |   |    |  |                 |
| 7   | 17: Random areas of window glazing are cracked, weathered and aged. Some of the window glazing has been compromised. Have a qualified licensed contractor make all professional corrections to the exterior window glazing as needed.   | 9  | Replace compound in noted areas.   | \$538           |
| <b>Sub-Total (Window/Glass Contractor).</b> |   |    |  | <b>\$538</b>    |
| <b>CONCRETE CONTRACTOR.</b>                 |   |    |  |                 |
| 8   | 21: The side entrance concrete steps has a small trip hazard at the bottom of the stairs. Have this corrected by licensed contractor for safety purposes.   | 11 | Make repairs to steps to improve safety.   | \$478           |



| #                                | Item  | Pg | Action  | Projected |
|----------------------------------|---|----|---|-----------|
| Sub-Total (Concrete Contractor). |   |    |   | \$478     |
| GUTTER CONTRACTOR.               |   |    |   |           |
| 9                                | ROOF DRAINAGE SYSTEMS 10: The gutters have debris in them, which will not let this gutter system drain properly. Recommend to have the gutter systems cleaned. This is for your information only. | 7  | Clean out gutters and downspouts, general service and repair. | \$425     |
| Sub-Total (Gutter Contractor).   |   |    |   | \$425     |



## Thank you for choosing Repair Pricer

### About Repair Pricer

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